Karen Johnson Davidson County
Batch# 1271800 DEEDWARR
05/12/2025 11:34:30 AM 4 pgs
Fees: $23.00 Taxes: $2,384.28
20250512-0037169

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (MHT) Title No.: 64005
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Margaret H Melendez 690 Timber Lane Nashville, TN 37215	Same

TAX MAP PARCEL NUMBERS: 117020C04600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$644,400.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Eugenia "Tish" Fort, Co-Trustee of the EUGENIA 'TISH' FORT 2001 REVOCABLE TRUST**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Margaret Holly Melendez, a single woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson, County, Tennessee, being Unit. No. 46, together with the carport designated No. 46A of Regency Park-a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 3700, pages 111 and 112, Register's Office for said County, to which source reference is herby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Eugenia "Tish" Fort 2001 Revocable Trust by Warranty Deed from Eugenia "Tish" Fort, recorded on December 4, 2003, of record in Instrument No. 20031204-0174771 Register's Office for Davidson County, Tennessee.

Robert E. W. Lineberger, Principal and General Counsel of Diversified Trust Company, Inc., a Tennessee corporation, has joined in the execution of this deed to express consent to the sale of the above described property and shall have no liability to warrant the title to the property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3700, pages 111 and 112, said Register's Office, which Plan shows minimum building setback lines and easements to which Plan reference is hereby made for a more complete description. Charter of Regency Park Homeowners Association of record in Book 8129, page 118 amended in Book 8500, page 717, said Register's Office. The provisions of the condominium Master Deed of record in Book 3815, page 778; Book 4364, page 381; Book 4767, page 431; Book 5673, page 429; Book 6047, page 201; Book 7662, page 942; Book 7728, page 343;

Book 9746, page 83; Book 11288, page 513; Instrument No. 200310290159210, Instrument No. 20050531-0060994, Instrument No. 20110525-0040197, Instrument No. 20160630-0066809, Instrument No. 20171030-0110958, Instrument No. 20221110-0120652 and Instrument No. 20240403-0023605, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This is improved property, known as 690 Timber Lane, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of May, 2025.

Eugenia "Tish" Fort 2001 Revocable Trust

By: _____
Eugenia "Tish" Fort, Trustee

Diversified Trust Company, Inc., a Tennessee corporation, as Co-Trustee

By: _____
Robert E. W. Lineberger, Principal and General Counsel

State of Tennessee

County of Davidson

On this 9th day of May, 2025, before me the undersigned authority, personally appeared **Eugenia "Tish" Fort, as Co-Trustee of the Eugenia "Tish" Fort 2001 Revocable Trust**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

_____
Notary

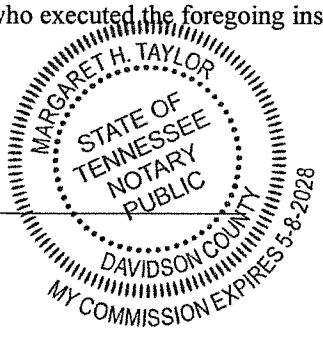
My Commission Expires: _____

MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

State of Tennessee

County of Davidson

On this 9th day of May, 2025, before me the undersigned authority, personally appeared **Robert E. W. Lineberger, Principal and General Counsel of Diversified Trust Company, Inc., as Co-Trustee of the Eugenia "Tish" Fort 2001 Revocable Trust** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.



Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

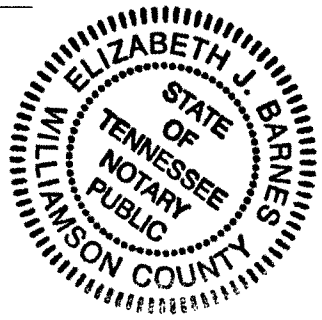
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $644,400.00.

Affiant

Sworn and subscribed before me this 9th day of May, 2025.

Notary

My Commission Expires: 11-21-26



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 9, 2025.

J. Carlton Drumwright

May 9, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 9, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY